



## 70 Sierra Vista Circle Calgary Alberta

\$799,000

Immaculate Walkout Bungalow in Prime Location! Nestled on a quiet street and steps from the top-ranking Battalion Park Elementary School, this beautifully renovated 5-bedroom (2+3) plus a den walkout bungalow is a rare gem that combines convenience and comfort. Boasting recent upgrades, including newer roof, paint, luxury vinyl flooring, vinyl windows, quartz countertops, kitchen cabinets, and appliances, this home exudes modern elegance. The main floor features vaulted high ceilings, an upgraded kitchen, elegant vinyl flooring, and central air-conditioning, with the primary bedroom offering a spacious ensuite and an expansive walk-in closet. The walkout basement, with its separate entry, includes 3 additional bedrooms, a second family room, a full second kitchen with a dining area, and a second laundry room--perfect for extended family, a teen retreat, or a home office. The south-facing backyard floods the home with natural light, adding to its charm. Situated in a quiet cul-de-sac with pathways leading to parks and schools, this home is within walking distance to Westhill Shopping Centre, Westside Recreation Centre, schools of all levels, a library, medical clinics, and more. Ideal for families, multi-generational living, or those seeking one-level living with main floor laundry, this thoughtfully designed bungalow offers unmatched comfort and functionality. (id:6769)

Bedroom 9.00 Ft x 12.00 Ft  
 Kitchen 14.92 Ft x 7.83 Ft  
 Other 12.67 Ft x 15.08 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Bedroom 8.00 Ft x 13.33 Ft  
 Family room 16.42 Ft x 11.92 Ft  
 Bedroom 8.92 Ft x 18.00 Ft  
 Other 13.17 Ft x 10.08 Ft

Den 10.08 Ft x 9.58 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Bedroom 9.00 Ft x 12.42 Ft  
 Primary Bedroom 12.00 Ft x 11.33 Ft  
 5pc Bathroom .00 Ft x .00 Ft  
 Living room 15.75 Ft x 12.00 Ft  
 Kitchen 13.67 Ft x 8.67 Ft

Listing Presented By:



Originally Listed by:  
 Kirin Realty & Management Inc.



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
 T2R 0B3

Phone: 403-969-0267  
 arobinson@cirrealty.ca